

**SNAPSHOT of HOME Program Performance--As of 09/30/08  
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
<b>Program Progress:</b>			PJs in State: <input type="text" value="92"/>			
% of Funds Committed	<input type="text" value="93.45"/> %	<input type="text" value="94.82"/> %	<input type="text" value="45"/>	<input type="text" value="94.94"/> %	<input type="text" value="39"/>	<input type="text" value="39"/>
% of Funds Disbursed	<input type="text" value="78.59"/> %	<input type="text" value="83.49"/> %	<input type="text" value="64"/>	<input type="text" value="84.35"/> %	<input type="text" value="23"/>	<input type="text" value="20"/>
Leveraging Ratio for Rental Activities	<input type="text" value="1.45"/>	<input type="text" value="5.69"/>	<input type="text" value="70"/>	<input type="text" value="4.59"/>	<input type="text" value="28"/>	<input type="text" value="22"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="84.89"/> %	<input type="text" value="73.69"/> %	<input type="text" value="30"/>	<input type="text" value="81.38"/> %	<input type="text" value="26"/>	<input type="text" value="31"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="59.77"/> %	<input type="text" value="60.98"/> %	<input type="text" value="46"/>	<input type="text" value="68.05"/> %	<input type="text" value="31"/>	<input type="text" value="31"/>
<b>Low-Income Benefit:</b>						
% of 0-50% AMI Renters to All Renters	<input type="text" value="80.63"/> %	<input type="text" value="78.15"/> %	<input type="text" value="50"/>	<input type="text" value="79.65"/> %	<input type="text" value="39"/>	<input type="text" value="40"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="54.37"/> %	<input type="text" value="41.60"/> %	<input type="text" value="20"/>	<input type="text" value="44.76"/> %	<input type="text" value="64"/>	<input type="text" value="69"/>
<b>Lease-Up:</b>						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="91.25"/> %	<input type="text" value="91.58"/> %	<input type="text" value="69"/>	<input type="text" value="94.31"/> %	<input type="text" value="19"/>	<input type="text" value="20"/>
<b>Overall Ranking:</b>			In State: <input type="text" value="44"/> / <input type="text" value="92"/>	Nationally: <input type="text" value="35"/>		<input type="text" value="32"/>
<b>HOME Cost Per Unit and Number of Completed Units:</b>						
Rental Unit	<input type="text" value="\$47,994"/>	<input type="text" value="\$32,063"/>		<input type="text" value="\$25,245"/>	<input type="text" value="160"/> Units	<input type="text" value="45.50"/> %
Homebuyer Unit	<input type="text" value="\$0"/>	<input type="text" value="\$19,349"/>		<input type="text" value="\$14,395"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %
Homeowner-Rehab Unit	<input type="text" value="\$0"/>	<input type="text" value="\$26,200"/>		<input type="text" value="\$20,186"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %
TBRA Unit	<input type="text" value="\$7,088"/>	<input type="text" value="\$2,753"/>		<input type="text" value="\$3,142"/>	<input type="text" value="192"/> Units	<input type="text" value="54.50"/> %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Monica CA

**Total Development Costs:**  
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$53,588	\$0	\$0
<b>State:*</b>	\$122,779	\$107,438	\$26,987
<b>National:**</b>	\$88,539	\$71,594	\$22,853

**CHDO Operating Expenses:** PJ: 0.8 %  
(% of allocation) **National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.05

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	57.5	0.0	0.0	56.3
Black/African American:	21.2	0.0	0.0	27.6
Asian:	1.4	0.0	0.0	0.5
American Indian/Alaska Native:	0.7	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	1.4	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	1.4	0.0	0.0	0.0

<b>ETHNICITY:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	15.8	0.0	0.0	15.6

<b>HOUSEHOLD SIZE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	81.5	0.0	0.0	69.8
2 Persons:	8.2	0.0	0.0	12.0
3 Persons:	2.7	0.0	0.0	5.7
4 Persons:	4.1	0.0	0.0	8.9
5 Persons:	1.4	0.0	0.0	2.1
6 Persons:	0.7	0.0	0.0	1.0
7 Persons:	0.7	0.0	0.0	0.5
8 or more Persons:	0.0	0.0	0.0	0.0

<b>HOUSEHOLD TYPE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	83.6	0.0	0.0	75.0
Elderly:	6.8	0.0	0.0	0.0
Related/Single Parent:	7.5	0.0	0.0	21.9
Related/Two Parent:	0.7	0.0	0.0	3.1
Other:	0.7	0.0	0.0	0.0

<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>	Rental %	Homebuyer %
Section 8:	15.8	0.0 <sup>#</sup>
HOME TBRA:	23.3	
Other:	4.1	
No Assistance:	56.2	

**# of Section 504 Compliant Units / Completed Units Since 2001** 13

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Monica

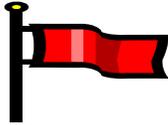
State: CA

Group Rank: 35  
(Percentile)

State Rank: 44 / 92 PJs

Overall Rank: 32  
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	<b>84.89</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	<b>59.77</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>80.63</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	<b>91.25</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	<b>3.43</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

